



ARHA REDEVELOPMENT WORK GROUP MEETING
MEETING AGENDA
June 17, 2021
5:30 PM – 7:00 PM

Virtual Meeting Log-In Information

URL: https://zoom.us/webinar/register/WN_7Ha_5boCRZicuV04zB4V0A

Dial-in Number: (301)715-8592

Webinar ID: 976 9679 6682

Webinar Passcode: 256783

Due to the COVID-19 Pandemic emergency, the June 17, 2021 meeting of the ARHA Redevelopment Work Group is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the members of the Board and staff are participating from remote locations through Zoom. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meeting can be accessed by the public through this Zoom link and via Dial-in number: 301-715-8592. Public comment will be received during the meeting. Members of the public can type questions in the Zoom Chat and the Chair will recognize the question. Tonight's meeting is being recorded.

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| 1. Welcome | Mayor Justin Wilson |
| a. Introductions | |
| b. Public comment period | |
| 2. Review of May 20, 2021 Work Group Draft Meeting Summary | Redevelopment Work Group |
| 3. Development Planning Updates | Keith Pettigrew, Alexandria Redevelopment and Housing Authority |
| a. Ladrey Senior Highrise | |
| b. Madden Homes | |
| c. Rental Assistance Demonstration Applications | |
| 4. Rental Assistance Demonstration (RAD) Process | Keith Pettigrew, Alexandria Redevelopment and Housing Authority |
| 5. Demographics of ARHA and City of Alexandria Housing Programs | Alexandria Redevelopment and Housing Authority and City staff |
| 6. Other Business | Staff and Redevelopment Work Group |
| a. September 2021 Meeting Topics | |
| b. November Joint Meeting | |

CY21 MEETINGS:

- September 16, 2021
- October 21, 2021
- November 18, 2021
- December 16, 2021

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
May 20, 2021**

**MEETING SUMMARY
VIRTUAL MEETING**

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria
John Taylor Chapman, Council Member, City of Alexandria, *absent*
Stephen Koenig, City of Alexandria Planning Commission
Peter Kleeblatt, Chair, ARHA Board of Commissioners
Anitra Androh, Vice Chair, ARHA Board of Commissioners

City of Alexandria/Alexandria Redevelopment and Housing Authority (ARHA) Staff

Emily Baker, Deputy City Manager
Helen S. McIlvaine, Director, Alexandria Office of Housing
Karl Moritz, Director of Planning and Zoning
Brandi Collins, Office of Housing
Catherine Miliaras, Department of Planning and Zoning
Kim Cadena, Office of Housing
Sam Gates, Office of Housing
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority
David Cortiella, Alexandria Redevelopment and Housing Authority
Thomas Jones, Alexandria Redevelopment and Housing Authority

Introductions and Meeting Summary Approval

Mayor Justin Wilson convened the virtual meeting and read information regarding how the public could participate in the virtual meeting by Zoom. He confirmed there were no members of the public who wished to speak.

Anitra Androh moved that the Summary of the April 15, 2021 meeting be approved. The motion was seconded by Peter Kleeblatt and the Meeting Summary of the April 15, 2021 meeting was approved by the Work Group.

Development Planning

Keith Pettigrew provided an update on ARHA's current plans for development projects. The RFPs for Madden are out among a short list of development partners. He reported that the ARHA Board of Commissioners would evaluate the design concepts and cost analyses for Ladrey during its May 24 meeting. He said he would be meeting with ARHA's land use counsel on May 21 to discuss the proposed design concepts. Mayor Wilson asked what the schedule for engagement with the community would be and Mr. Pettigrew replied he hoped to lay out a

draft schedule after the Board meeting on May 24 and have it ready to present at the June Work Group meeting.

Mr. Pettigrew shared an update on the [HUD Rental Assistance Demonstration](#) (RAD) applications ARHA submitted for six properties. He said they have received the formal Commitment to Enter HAP agreements (CHAPs) from HUD and ARHA staff are meeting with the HUD field office next week to discuss next steps. He added that while the RAD process normally takes 12-18 months, HUD is on pace to complete the application process sooner.

Year 15 Properties Approach

David Cortiella gave a presentation to the Work Group on ARHA's financial approach to refinancing and resyndicating the Chatham Square and Braddock/Whiting/Reynolds developments, which are no longer in their initial 15-year LIHTC compliance period. He explained that for both developments, ARHA is exercising its right of first refusal to acquire the properties from the original limited partners (investors) and that while ARHA must assume all existing debt on both properties, they will only be required to pay exit taxes for the investor in Chatham. He further explained that both the investor and the developer benefitted from a Year 15 exit: the investor because it helped reduce their potential tax liability and the developer, who could resyndicate the property and use the funds to do capital investments. He said ARHA is currently in the process of examining the property accounts and legal documents associated with each property in preparation for gaining full ownership rights. Mr. Cortiella said that another part of ARHA's current consideration was whether to do the RAD conversion as soon as possible or to wait until the properties were resyndicated. In response to a question from Mayor Wilson, he explained the advantages and disadvantage of both, including whether the improved cash flow provided through RAD should be considered as part of an investor's future tax credit price.

Shifting topic slightly, Mr. Cortiella noted that rehabilitation resyndication transactions were usually more straightforward than new construction because there was no need to go through a new entitlement process. He did say that ARHA would be working closely with the City to upgrade both properties to ensure they met current building code requirements.

Other Business

Work Group Meeting Topics

The Work Group confirmed the next meeting date would be Thursday, June 17. It was decided the June meeting would feature presentations by ARHA, one explaining the RAD process and another on the demographics of households on the new ARHA waiting list (from the January open period), as well as a profile of current ARHA residents. Mayor Wilson asked Ms. McIlvaine if the Office of Housing could provide information on the waitlist for City sponsored projects as well. Ms. McIlvaine explained that there was no single waitlist for affordable housing in the city,

but that she could provide general information about the residents of City sponsored housing as well as those who contacted the Office looking for assistance with housing. Mayor Wilson said that would be helpful and that he would also like some information about eligibility requirements for different programs.

The Work Group accepted staff's recommendation to recess in July and August. City and ARHA staff will continue to work jointly during that time to identify the funding needs for ARHA's near-term redevelopment projects and resyndications; as well as determine potential non-City funding sources, including Virginia Housing, among others.

Mayor Wilson mentioned that land use would be the major topic of the fall Joint Work Session among ARHA, City Council, and Planning Commission, and would likely occur in late Fall, after ARHA has selected its potential development partners for the Madden and Ladrey projects. He stated that funding was another issue to be discussed, but that it should be a separate topic from the land use for now. Deputy City Manager Emily Baker said that the Work Group should determine the correct timing for the funding and land use discussions and which topics would be appropriate for just the Work Group and which needed to be discussed at the Joint Work Session. Mayor Wilson concurred. Ms. Baker clarified later that City Council would need to review and prioritize funding for various housing projects in the Fall prior to a presentation to the Work Group, as this would influence the Work Group's thoughts on how to proceed.

Mayor Wilson adjourned the meeting.